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Technical Sheet > 18th century farmhouse near Apt > 1.450.000 euro

<https://www.proprietes-luberon.fr/18th-century-farmhouse-near-apt-32>





Agency mandate number : 2608

Amount of the property : 1.450.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Department(s) : **Vaucluse (84)**

Availability : **available for sale**

Negotiable price ? **non**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **N/P**

Old farmhouse from the 18th century completely restored. This property consists of a main house of approximately 490 m² on 3 levels: On the ground floor (85 m²): an independent space that can serve as a caretaker's house or a gîte, comprising a living room of 20 m², a kitchen of about 18 m² and a bedroom of about 30 m² with bathroom, bath and dressing room, as well as a small stone wine cellar. Direct access to a private courtyard with a covered terrace. 1st floor (170 m²): access from the ground floor with entrance hall, or direct access from the outside. This part consists of a large open kitchen fully equipped with its dining room of approximately 45 m² opening onto a terrace covered by an arbor. An office of 34 m² with access to a terrace, two bedrooms of approximately 22 m² each with its dressing room and its bathroom. One of the

bedrooms has direct access to the exterior. On the 2nd floor (170 m²): a very large cathedral living room of 85 m², a large bedroom of 22 m² with its dressing room and its bathroom and a fourth bedroom of 24 m² with its dressing room and its bathroom. A gîte of 80 m² not attached to the house, which consists of a living room with open kitchen of about 35 m², two bedrooms of 15 m² each with its own bathroom. The living room of the cottage opens onto a beautiful swimming pool of 14x5m with salt treatment. Garage + outbuilding of 50 m² which can be used as a workshop. Very beautiful garden with trees and flowers of around 6300 m², all surrounded by agricultural land, therefore non-building, partly made up of vines and alfalfa. Nice views of the surrounding nature. The main house has a non-intrusive joint ownership. The house has been completely renovated with ecological and high quality materials: plaster walls, cellulose wadding or wood wool insulation, heated floor with pellet boiler (5 tons silo and Biotech boiler), travertine throughout the house, hot water by solar panels integrated into the roof, thermodynamic tank and water softener. An exceptional property both for its setting and its finishes. Large volumes pleasant to live in. No work needed.

Construction Date : 18th century

General condition : very good

Living space : 506 m²

Exposure : S / SW

Living room dimension : 85 m²

Living room : Yes

Type of Kitchen : opened

Number of bedrooms : 7

Number of bathrooms : 7

Cellar : Y

Energy balance (class) : Classe B : De 70 à 110 kWh/m²/an et de 6 à 11 kg CO₂/m²/an

Greenhouse gas balance (class) : A < 5

Air-conditioning : No

Other rooms : laundry room / pantry garage addition technical area

Field's surface : 6333 m²

Swimming pool : Yes

Jacuzzi : No

Sauna : No

Tennis : No

Other features : non-intrusive joint ownership 2 lodgings Wooded garden surrounded by farmland. Portal with courtyard. Swimming pool, 1 garage and 50 m² of outbuildings.

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